Pev Serp 87-1223

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NCPC
QUARTERLY

NATIONAL CAPITAL PLANNING COMMISSION, 1325 G ST. 20576, FALL PROCEEDINGS, OCT., NOV., DEC., 1986

WASHINGTON – DULLES INTERNATIONAL AIRPORT

This quarter the Commission took several actions related to Washington-Dulles International Airport, Fairfax and Loudoun Counties. It approved the subarea plan and design guidelines for the rental car area; did not object to the final site and building plans for the extension of the Temporary Midfield Terminal Facility for Presidential and American Airlines; and approved the preliminary site and building plans for the corporation complex of the Page Avjet Corporation along with a modification to the land use plan.

Car Rental Area

The area covered by the subarea plan contains 26 acres and is 2,850 feet long and 575 feet deep. Included are Hertz, Avis, National, Dollar and Budget.

The guidelines establish requirements for: the site, building and landscape designs; utilities; codes and regulations; phasing; review criteria; and uniform standards for outdoor lighting, fencing, gate houses, the entry roadway, signs, accessibility, grading, storm drainage and utility distribution lines.

Buildings will be required to be designed so that they will remain in the background and allow the Main Terminal to be the focal point of the airport.

Temporary Midfield Terminal

The facility will accommodate the interim Midfield Terminal needs of Presidential and American Airlines until a permanent facility is constructed. The existing terminal and site of the proposed extension are located on the remote jet ramp in the midfield area. All interim terminal buildings will eventually be demolished.

To be connected to the west end of the existing Presidential Midfield Terminal, the proposed extension will reach into an area now used for parking trucks and other ground vehicles. It will extend as far as the Eastern Airlines facility. Nearly doubling the length of the Presidential Terminal, the two-story 116,000-square foot terminal will be about 600 feet long and 90 feet wide and have 10 loading gates.

Page Avjet Corporation Hangar Complex

The proposed 19-acre site is vacant and adjacent to the existing Page facility. The project is part of a plan to develop nine hangars for major corporations (MCI, Gannett, EDS, etc.) headquartered in the Washington area. The hangars will be aligned in two parallel rows approximately 400 to 500 feet west of the Dulles Access Highway exit road. The complex will include two smaller hangars (14,000 square feet each) as well as seven larger hangars (30,000 square feet each), all of which will be rectangular and 30 feet high.

The proposed modifications to the land use and subarea terminal plans involve the northern extension of the "general aviation" category north of the existing Page Avjet hangar in the central eastern section of the airport.

The center of the photo shows what the Page Avjet hangar complex will look like when completed. There will be nine hangars, seven with 30,000 square feet. The 19 - acre site for the complex is located 400 to 500 feet west of the Dulles Access road.

CORRECTIONAL TREATMENT FACILITY

The Commission found that this particular location at 19th St. and Massachusetts Ave., SE, for the facility appears to be not inconsistent with the land use element of the Comprehensive Plan for the National Capital.

The Commission requested that the District Office of Planning consider landscaping and architectural treatment of building masses that minimize the facility's impact on the open space of the Congressional Cemetery and on the views from the surrounding community.

NATIONAL ARBORETUM COLUMNS

The Commission reiterated its previous recommendation that the Department of Agriculture consider listing the names of major contributors on a single Donor's Plaque in an appropriate location at the columns display site. It authorized the transmittal of a letter to the Department of Agriculture expressing the Commission's concerns and suggested refinements in the language of the inscriptions.

The current proposal is a revision to the previous submission which includes 22 donor plaques to be inscribed in the paving stones between the columns. Previously, each donor plaque was comprised of an inscription within a one-by-two foot area of the 4-1/2 by 7-1/2 foot marble paving stones located between each column.

Since the donor plaques in this submission still gives the impression of individual ownership of the columns, the Commission chose to restate its position.

CENTRAL INTELLIGENCE AGENCY

The Commission approved the preliminary and final off-site road improvement plans for Routes 123 and 193 along the CIA site at Langley; the revised final site development plan for the main entrance improvement; and the modification to the master plan for the CIA.

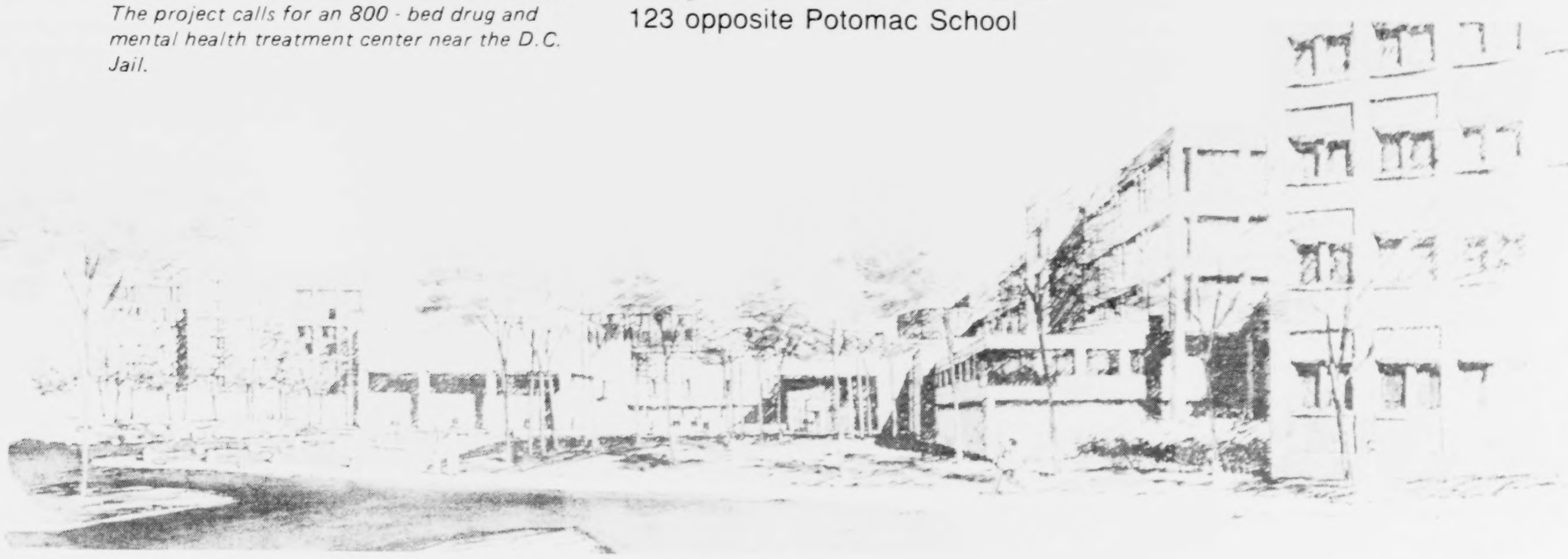
The CIA submitted the proposal to ease the anticipated impact on existing traffic patterns caused by the addition to its headquarters, particularly as they affect the surrounding residential community.

The eastbound lanes of Route 123 will be relocated northerly, adjacent to existing westbound Route 123. Route 193 will be realigned to intersect with Route 123 opposite Potomac School Road. Two lanes in each direction will be provided on Route 123. A third westbound lane along 123 through the intersection of the CIA entrance will drop as a free flow right turn lane to 123. Dual turning lanes for left turns moving out of the CIA entrance will be widened to a four-lane divided cross section.

REEVES CENTER

The Commission approved the preliminary and final site and building plans for a new residential apartment building on the site of the D.C. Municipal Office Building (Reeves Center), 14th and U Streets, NW.

The construction of 32 rental housing units is being proposed to be built over the existing garage deck of the Office Building. The deck of the 387 space parking garage is located within the northwest portion of the site along V Street. The proposed apartment building will consist of a four-story brick-faced structure, with a central courtyard area and a flat roof with a gabled penthouse at each end. Access to the building will be from V Street.



Shown is an architect's perspective of the D.C. Correctional Facility which has been proposed at 19th Street and Massachusetts Avenue, S.E. The project calls for an 800 - bed drug and mental health treatment center near the D.C. Jail.

FORT MYER

The Commission approved the final site and building plans for the passenger elevator addition to the entrance at the Officers Club (Building 214) at Fort Myer. The proposed passenger elevator will provide access to the main entrance of the 2-1/2 story red, brick building located in the north-central portion of the installation. Also approved was a new entrance canopy and porte-cochere. An entrance for the handicapped with a wheel chair ramp will be constructed at the east end of the building.

GERMAN AMERICAN FRIENDSHIP GARDENS

The Commission approved the final site development plan for the German American Friendship Garden, Washington Monument Grounds, 15th St. and Constitution Ave., NW. Changed were the parking lot and its entrance, both of which will be temporary and are not to exceed five years.

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

The Commission found that the portion of the proposed WMATA regulation permitting computerized electronic passenger information and advertising displays at entrances to Metrorail stations on or near federal property would have a negative impact on the federal interest.

It recommended that WMATA restrict the use of such displays to transit-related and public service purposes. The Commission also urged that displays at mezzanine or platform levels of surface level stations not be visible from surrounding public streets, federal properties, or areas of federal interest.

WMATA was requested to develop guidelines for electronic displays, newspaper vending machines, and any other planned system-wide additions to the Metrorail system prior to adoption of the proposed regulation.

ONE WHITE FLINT

The Commission approved the proposed General Services Administration's (GSA) acquisition of One White Flint North Building, Bethesda, Maryland, as a public building provided that the Nuclear Regulatory Commission maintain its headquarters operations within the central employment area of the District of Columbia.

GSA wants to consolidate the offices of the Nuclear Regulatory Commission. The building, an 18-story office tower comprising 266,743 square feet of floor area, will contain 1,527 employees. There will be four levels of below-grade parking.

BRANCH POST OFFICE

The Commission approved the location and program for the Montgomery Village Branch Post Office, Montgomery County, Maryland.

The United States Postal Service has proposed to construct a new branch postal facility in Montgomery Village near Gaithersburg. The L-shaped site of 3-1/4 acres is one of the few remaining undeveloped parcels in the commercial center of the Village Mall Shopping Center. The building will have 19,652 square feet of space and include a public lobby area, workroom areas, support areas and platform areas. There will be parking spaces for 45 customers, 48 employees, 46 Postal vehicles and 14 for carrier loading.

A second tower will be added to the 18 story building purchased by the General Services Administration for use by the Nuclear Regulatory Commission. The twin structures will enable NRC to consolidate its 2,600 employees located in ten offices.

OXON COVE PARK

The Commission approved an amendment to an agreement between the Department of Health, Education and Welfare (now the Department of Health and Human Services), the Department of the Interior, and the National Capital Planning Commission relating to the use of the Oxon Cove Park (formerly Saint Elizabeths Farm), Prince George's County, Maryland, for the George Washington Memorial Parkway. The amendment excludes Oxon Cove Park from the transfer of St. Elizabeths Hospital to the District of Columbia.

Oxon Cove Park is generally bounded by the Potomac River, I-95 (Beltway), Indian Head Highway, Forest Heights, a residential community, and Oxon Cove. The Park consists of approximately 400 acres.

SOUTHEAST FEDERAL CENTER

The Commission approved the final site development plan for interim landscaping and parking improvements, Phases II and III, at the Southeast Federal Center (SEFC).

The Southeast Federal Center is a 60.5 acre tract of land that is planned for concentrated federal employment and mixed-use commercial development. The site is essentially an open waterfront area with a scattering of existing industrial structures. The purpose of the site improvements is to enhance the environmental quality of the Center for the 3,400 employees until the revised Master Plan can be implemented.

ANDREWS AIR FORCE BASE

Two projects were approved at Andrews Air Force Base, Camp Springs, Prince George's County, Maryland: the preliminary site and building plans for an addition to the Aircraft Maintenance Hangar No. 11; and preliminary site and building plans for a new hangar for Air Force One, the Presidential aircraft.

The proposed addition will be a rectangular, one-story structure with 23,000 square feet of floor area. It will be used for the maintenance of C-141B aircraft. Construction will consist of prefinished metal standing seam roofing supported by structural steel trusses.

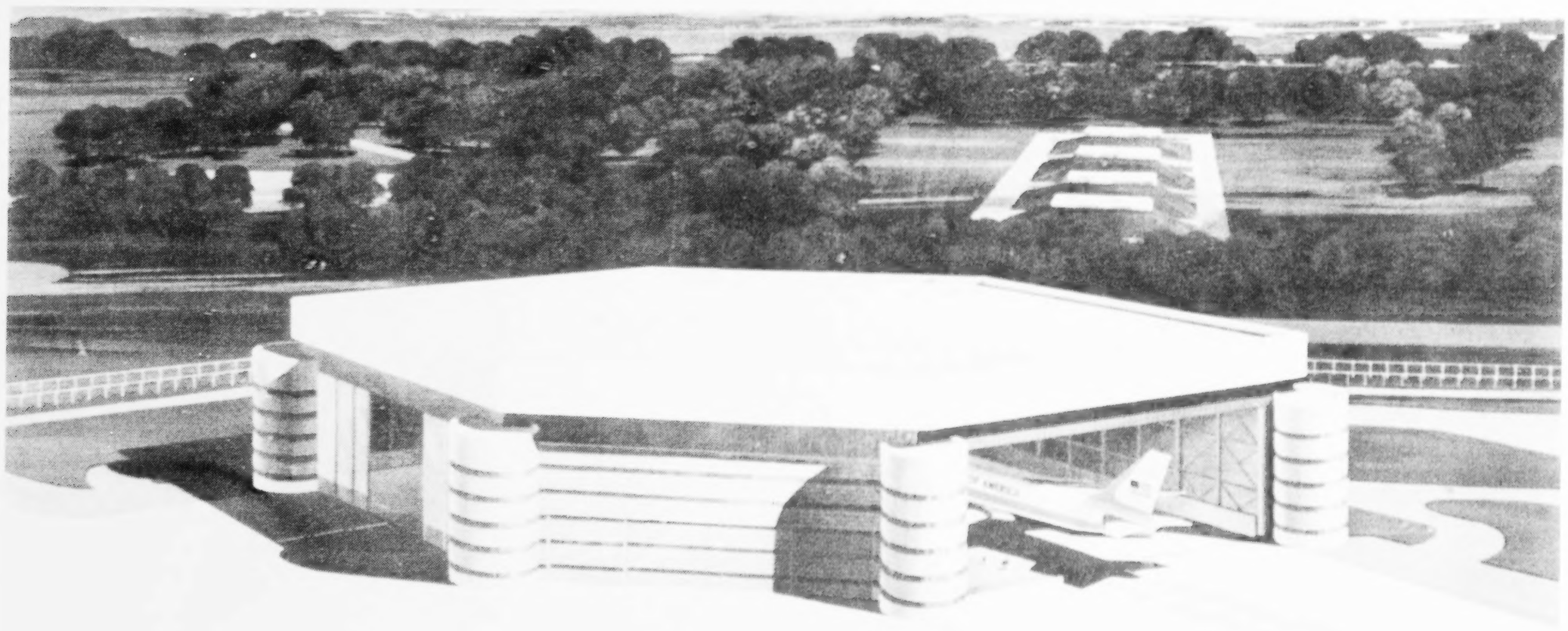
The project will house and provide maintenance for two 747-200 aircraft that will replace two other planes. The structure, which will be on a 50-acre site, will be 106 feet high and consist of 140,492 square feet. Attached to the main hangar is a 44,418 square-foot, 22-foot high structure which will provide a flight kitchen maintenance facilities and offices for pilots.

The Commission requested that the Air Force submit a modification to the Master Plan so that it conforms to the proposal. The Commission suggested that more trees be retained on the site.

NAVAL RESEARCH LABORATORY

Comments were favorable on the final site and building plans for the new Physics Laboratory that will be housed in two buildings. The purpose of the project is to consolidate programs currently scattered throughout the Naval Research Laboratory (NRL). The NRL is bounded by Bolling Air Force Base, Blue Plains Waste Water Treatment Plant, I-295 and the Potomac River.

The President's aircraft, Air Force One, will be housed in a new 140,000 square - foot hangar at Andrews Air Force Base. The new structure, which will be on a 50 - acre site, will be 106 feet high.



The first structure (Building 71) is a one-story, high-bay concrete block building that will be renovated to provide a new mezzanine level for offices and storage areas for mechanical and electrical equipment.

The second building (101) will also be renovated, and a two-story addition (34,000 square feet) will be provided. It will contain research offices, conference and research space, computer facilities and the plasma physics laboratories.

INTERNATIONAL CENTER

The Commission had no objection to the preliminary site and building plans for the Federal Office Building proposal at the International Center, Connecticut Ave. and Van Ness St., NW., in the District.

The Commission pointed out that it has previously expressed concerns about the design and noted the reservations expressed by the Commission of Fine Arts. The Planning Commission recognized that the Department of State did respond by redesigning the building, and that the Commission of Fine Arts had approved it with minor modifications.

NATIONAL ZOO

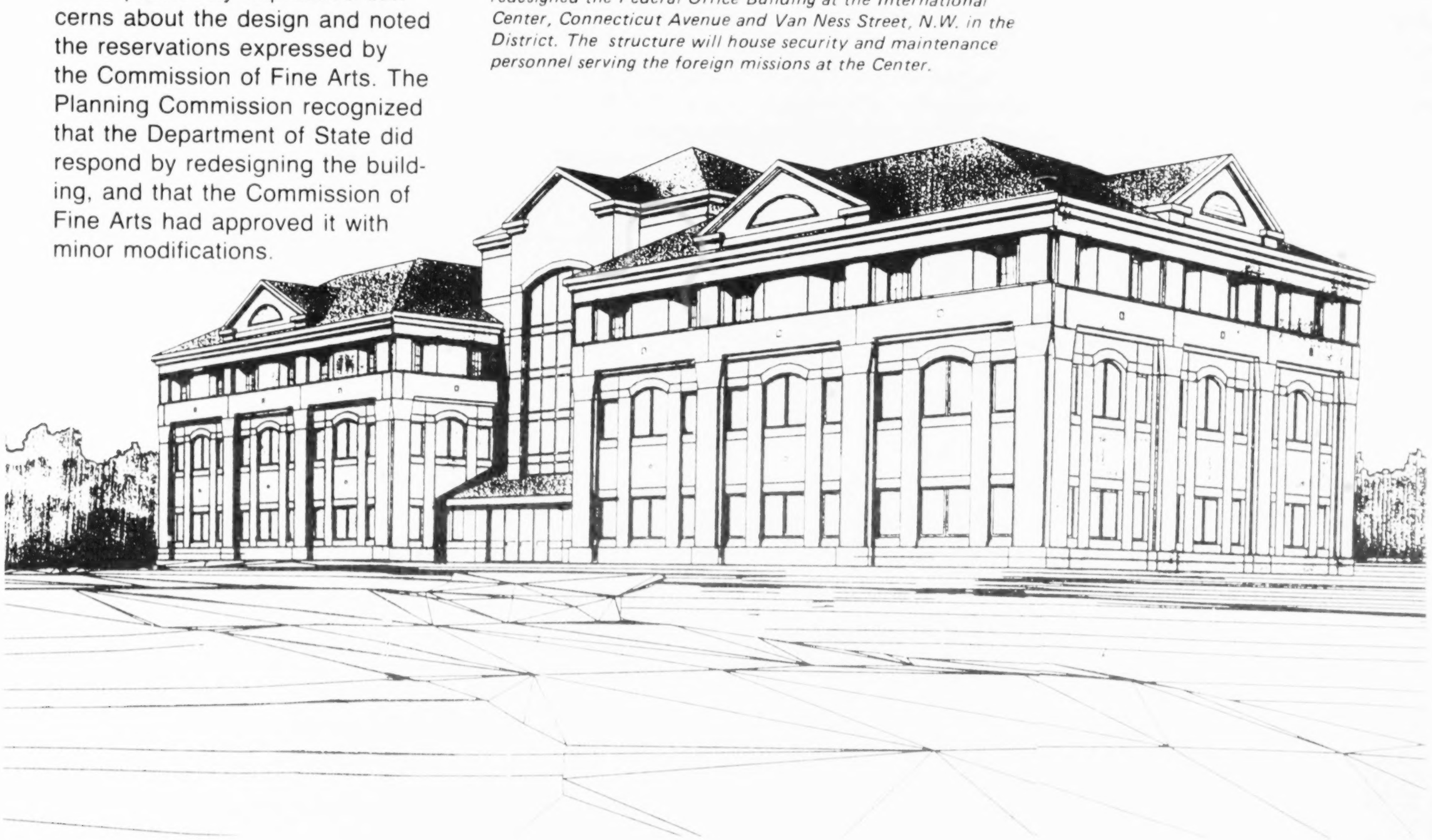
The Commission approved the final site and building plans for the new veterinary hospital, National Zoological Park.

The Smithsonian Institution proposes to build a new veterinary hospital facility on a rocky promontory in the southern section of the park adjacent to the existing hospital. The site is not accessible to the public. The staff of the Zoo has advised that the proposed facility is needed because the current hospital is undersized, poorly laidout and shares much of its space with research staff. It is planned that the existing facility will be used solely for research once the hospital functions are relocated to the new building.

The new facility will be a two-level structure with approximately 22,000 square feet of floor area. Level one will contain pathology research laboratories and administrative offices, and level two will have additional veterinary administrative offices, laboratories and diagnostic and treatment spaces.

This issue of the Quarterly is a summary of the actions taken at Commission meetings on October 2, November 6 and December 6, 1986. More detailed information on individual projects may be obtained by writing to the Office of Public Affairs, National Capital Planning Commission, 1325 G Street, NW., Washington, D.C. 20576 or calling 724-0174.

The State Department, responding to Commission objections, redesigned the Federal Office Building at the International Center, Connecticut Avenue and Van Ness Street, N.W. in the District. The structure will house security and maintenance personnel serving the foreign missions at the Center.



ARLINGTON CEMETERY

The Commission approved the final building plan for the Visitors' Center Parking Facility and the final site plan for both the center and its parking area at Arlington National Cemetery.

The National Park Service and the Department of the Army were requested to refine the landscape scheme for Memorial Drive, fix the location for all lighting fixtures and set the locations and design of all signage, and to restore the area at the western end of the drive. The new facilities will replace the temporary center and parking area constructed in 1968.

QUANTICO MARINE BASE

Two projects were approved at the Quantico Marine Base: the preliminary and final building plans for the officers and enlisted men's quarters; and the final site development plans for the 50-unit Mobile Home Park.

The proposal for the living quarters is for the 119-acre, Lyman Park residential community consisting of 448 duplex housing units. The sizes vary from 1,203 to 1,539 square feet.

Modernization will include: new roofing and exterior insulation and finish; replacement of existing windows; new finishes throughout the interior (including new kitchen cabinets, bathroom fixtures and accessories); new heating and air conditioning; and the replacement of the electrical system.

The proposed mobile home park will be on a 7-acre site and consists of 35 single and 15 double-wide mobile homes. There will be 85 parking spaces. The homes will be privately owned. The Marine Corps will provide the mobile home pads, the utilities and the parking.

PORTAMERICA

Responding to the Federal Aviation Administration's New York regional office on its Notice of Aeronautical Study of PortAmerica, the Commission sent a letter urging that the agency:

1. retain published landing minimums, make no significant increase in the descent gradient out of National Airport to the south;

2. retain existing flight paths in order not to change the existing noise impact areas south of National Airport and to avoid additional noise impacts on residents of nearby communities and federal land in the vicinity; and

3. avoid waiving any FAA procedures or requirements related to aircraft noise or safety in response to the PortAmerica tower generated need to change the aircraft operations south of National Airport.

The Commission also expressed concern about possible changes in the flight paths and aircraft noise impact areas at National Airport, the safety of airline passengers and occupants of the proposed building, and the adverse visual or aesthetic effect on adjacent areas over the monumental core.

Since this action, the FAA Regional Office has ruled that a 42-story tower at 722 feet above mean sea level at the indicated location would be a hazard to air navigation at National Airport. The developer appealed the decision to FAA Headquarters and, at the same time, said that the building would be no higher than 485 feet mean sea level. FAA announced that a building no higher than 472 feet above mean sea level would have no substantial adverse affect on the safe and efficient utilization of navigable airspace or operation of air navigation facilities provided the location and height of the proposed structure are not changed.

PENNSYLVANIA AVENUE

The Commission approved the revised final design for the pedestrian light fixtures for Pennsylvania Ave. from 3rd St. to 15th St., NW. The revised design represents minor changes to the pedestrian light fixtures from what had previously been approved by the Commission. Now the pedestrian light fixtures will illuminate the understory of the sidewalk trees as well as the sidewalk surface. The light will be located along Pennsylvania Ave., generally in the first and third row on the east side of the trees and installed approximately 18 inches from the tree grate edge.

The revised design will permit the pedestrian light fixtures to illuminate the understory of the sidewalk trees as well as the sidewalk surface.

U. S. SECRET SERVICE

The Commission approved the preliminary site and building plans for the modular townhouse units and K-9 Training Facilities at the U.S. Secret Service Training Center in Beltsville, Md. with minor recommendations. The Secret Service Training Center, immediately east of the Baltimore-Washington Memorial Parkway, is surrounded by the Beltsville Agriculture Research Center and

the Patuxent Wildlife Research Center.

The proposed structures will include townhouse facades and two townhouse units. They will be part of a stage set of a city street in the Judgemental Range area where officers respond (with laser guns) to simulated threatening situations enacted with dummies or actors. As part of its action on this project, the Commission requested that the Department of the Treasury increase landscaping, including evergreens, on the site between the Baltimore-Washington Parkway and the Judgemental Range area.

The proposed rectangular K-9 facility will consist of 1,000 square feet that will provide space for offices, classrooms and related uses. The two-story building will be faced with aluminum painted an off-white color.

COMPREHENSIVE PLAN

The Commission adopted Modification No. 86-1 to the Parks, Open Space and Natural Features element of the Comprehensive Plan for the National Capital.

This action paved the way for the Commission to approve the transfer of jurisdiction over part of U.S. Reservation 195, New Jersey Ave. and G St., NW., Northwest Urban Renewal Area, Project No. 1, from the U.S. Department of the Interior to the District of Columbia for highway purposes. The Commission also recommended that the District of Columbia Government, in coordination with the Government Printing Office, maintain the street frontage along New Jersey Ave. between the property line and the street curb, as a landscaped area and not for other purposes such as vehicular parking.

The approximately one quarter of an acre portion of Reservation 195 to be transferred in this action is currently being used by GPO for parking of vehicles. The rest of the reservation had already been transferred from the Department of the Interior to GPO. This previous transfer was approved in furtherance of implementing the urban renewal plan, which called for an expansion of the GPO facility on the adjacent site.

URBAN RENEWAL

The following urban renewal plan modification within the downtown urban renewal area was approved by the Commission: a change in status of the designation for the alley in Disposition Lot 2, Square 252, bounded by New York Ave., H, 13th, G and 14th Sts., NW.

ZONING

The Commission reported to the Zoning Commission for the District of Columbia that the following zoning actions would not adversely affect the federal establishment or other federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital:

1. District of Columbia Municipal Office Building, 14th and U Streets, NW., Application for rezoning from C-M-2 to R-5-B for portion of Lot 209 in Square 204;

2. Amendments to the Zoning Regulations and Map of the District of Columbia Relating to Foreign Missions. These amendments would further implement the Foreign Missions Act and the Foreign Missions and International Organizations element of the Comprehensive Plan.

3. Southeast corner of 12th and Eye Sts., NW, application for a consolidated Planned Unit Development (PUD) and related map amendment from HR/C-3-C to C-4; and

4. North side of N St., NW, between 23rd and 24th Sts., application for a consolidated PUD and related map amendment from R-5-B to CR.

The Commission authorized transmittal of a letter to the Chairman of the Arlington Board of Supervisors and to the Planning Commission on the proposed rezoning and site approval (Zoning Case Z-2316-86-3) for the Greathouse Tract adjacent to the George Washington Memorial Parkway in Arlington County. The Commission recommended that:

1. the proposed amendment to the General Land Use Plan, the application for rezoning and the application for approval of the site plan be denied; and that the applicant be requested to revise the proposed site plan to:

   a. limit the height of the buildings (excluding penthouses and main roof structures) on the site plan;

   b. dedicate a scenic easement to the National Park Service over the entire 4.9-acre development portion of the site;

   c. donate the 8.6-acre portion of the site proposed as open space for inclusion in the George Washington Memorial Parkway; and

   d. submit a storm water management plan that assures that there will be no additional stormwater runoff from this site discharged into the George Washington Memorial Parkway and that there will be no adverse impact on water quality in the Potomac River.

PRINCE WILLIAM COUNTY

The Commission authorized the transmittal of a letter to the Chairman of the Prince William Board of Supervisors and to the Planning Commission regarding the William Center application to rezone lands in the County adjacent to the Manassas National Battlefield Park. As a result of its review, the Commission recommended that the following be incorporated in the final site plan and subdivision plan:

1. retention of the existing large trees along Route 29 and provide a uniform 200 foot wide buffer on Route 29 along the entire northern edge of the William Center site with a heavily landscaped berm high enough to preclude any view of the William Center from within the Park;

2. generous landscaping of all sites along I-66 and surface parking lots proposed near I-66;

3. a minimum special 200 foot setback of all proposed buildings from the right-of-way of I-66;

4. identification of the 4-1/2 acres to be dedicated for the right-of-way of the proposed Route 234 bypass on the William Center site and the alignment and right-of-way of the bypass where it will cross Route 29 near the park; and

5. provision of appropriate stormwater management measures such as retention basins in the development of the site.

The Commission requested that in future highway planning, the Virginia Department of Highways and Transportation and the County: avoid improvements to Route 29 that would increase congestion in or adjacent to the Battlefield Park; provide direct access from the William Center to the Route 234 bypass; and delay the phasing of the non-residential components of the William Center until the Route 234 Bypass/I-66 interchange is under construction. The Commission urged that the County not permit the construction of high-rise buildings or structures in William Center or elsewhere around the Park.

STREET AND ALLEY CLOSINGS

The Commission reported to the Council of the District of Columbia that the proposed closing of a public alley in Square 698, South Capitol and M St., SE, will not have a negative impact on the federal establishment or other federal interests in the National Capital.

DELEGATED ACTIONS

On behalf of the Commission, the Executive Director: approved the preliminary and final site and building plans for the new Storage Building at the National Bureau of Standards, Gaithersburg, Maryland; and approved the final site and building plans for the Budget Rent-A-Car Facilities at Washington-Dulles International Airport.

NCPC QUARTERLY

NATIONAL CAPITAL PLANNING COMMISSION, 1325 G ST. 20576, FALL PROCEEDINGS, OCT., NOV., DEC., 1986

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Executive Director

The Chairman of the National Capital Planning Commission has determined that the publication of this periodical is necessary in the transaction of the public business required by law of this Agency. Use of funds for printing this periodical has been approved by the Director of the Office of Management and Budget through June 30, 1988. For additional information contact the Public Affairs Office, (202) 724-0174